

# ±17 Acres For Sale

## Washington Township, Warren County, NJ

www.SilbertRealEstate.com

### LOCATION

289 South Lincoln Avenue  
Washington, NJ 07882

### IDENTIFIED AS

Lot 20.03 In Block 66

### VACANT LAND

±16.58 acres

### REAL ESTATE TAXES

Rollback property taxes shall be buyers responsibility

### OFFERING PRICE

\$735,000.00 all cash upon closing

"where is, as is"

### DEMOGRAPHICS 2019 ESTIMATE

#### 5 Mile Radius

Population	25,488
Median HH Income	\$93,477
Average HH Income	\$111,378
Median Age	43.6
Total Households	10,252
Daytime Population	14,548

#### 7 Mile Radius

Population	40,869
Median HH Income	\$98,305
Average HH Income	\$121,318
Median Age	44.6
Total Households	16,322
Daytime Population	24,497

#### 10 Mile Radius

Population	94,936
Median HH Income	\$105,237
Average HH Income	\$126,031
Median Age	43.8
Total Households	37,117
Daytime Population	67,524

### PROPERTY DESCRIPTION

Approximately 16.58 acres of undeveloped land, situated in immediate proximity to SR 31 and Hawk Pointe Country Club & ShopRite Supermarket. Zoned Commercial; developed by septic or treatment plant with city water, gas and electric.

### AREA HIGHLIGHTS

- ❑ Across from the Village at Hawk Pointe shopping center anchored by a 70,000 SF ShopRite Supermarket plus 15,000 SF retail fully leased retail building. Village Shoppes is the dominant community shopping center in Washington Township. 2 commercial pads to be built;
- ❑ Hawk Pointe County Club an 18-hole championship golf course on 250 beautiful acres;
- ❑ The Reserve at Hawk Pointe is a luxury residential community consisting of 120 single and townhomes with proposed senior housing, medical within next phase;

### ZONE HC – Highway Commercial District

*\*see attached permitted use & bulk area requirements*

### COMMENTS

- Located 1.5 miles south from Route 57 and 12 miles north of Exit 17 off I-78,

### FOR ADDITIONAL INFORMATION CONTACT:

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or

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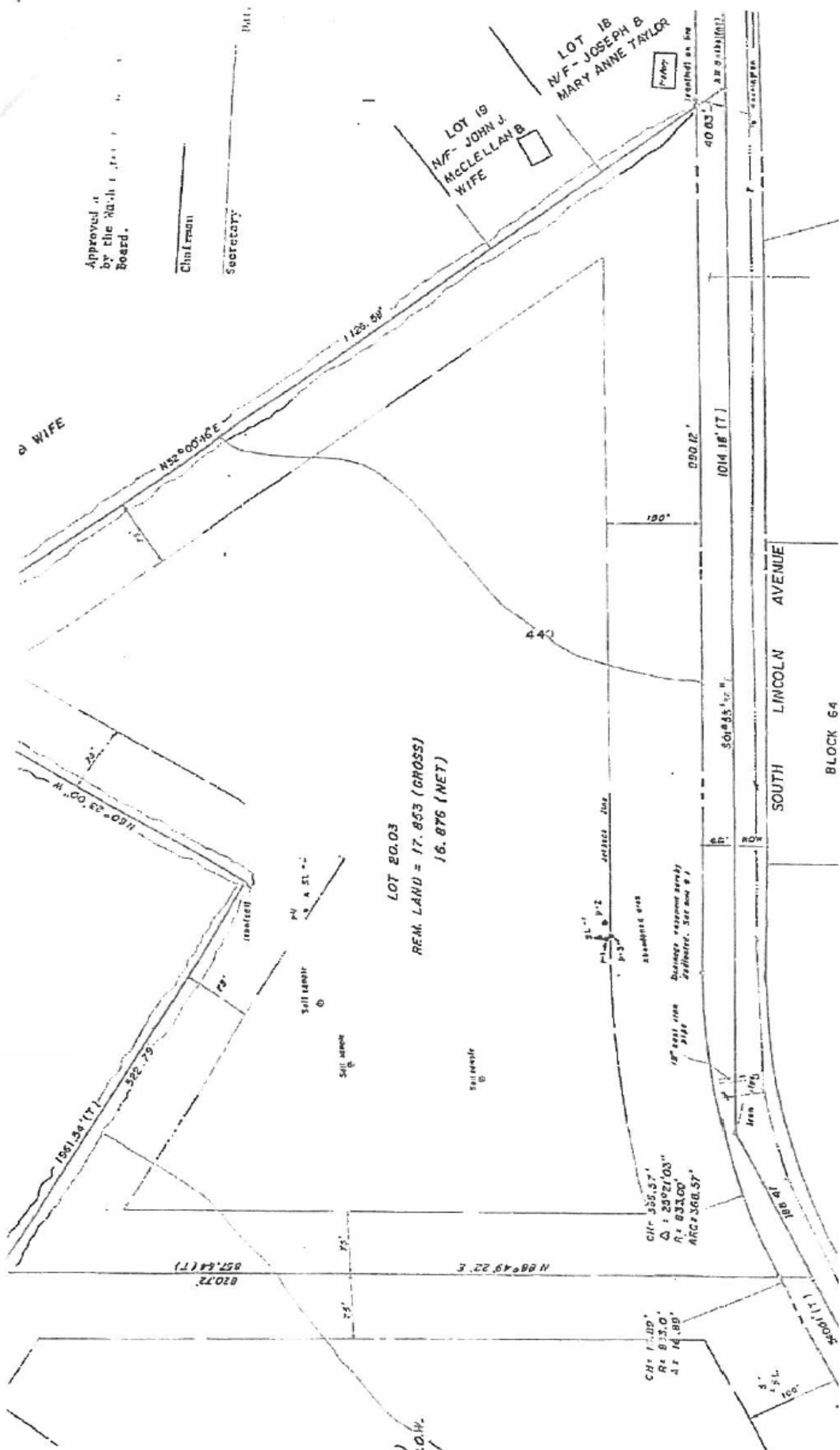
Website: [www.silbertrealestate.com](http://www.silbertrealestate.com) • Email: [info@silbertrealestate.com](mailto:info@silbertrealestate.com)

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# SILBERT

REALTY & MANAGEMENT COMPANY, INC.

289 SOUTH LINCOLN AVE WASHINGTON TWP NJ - TAX MAP



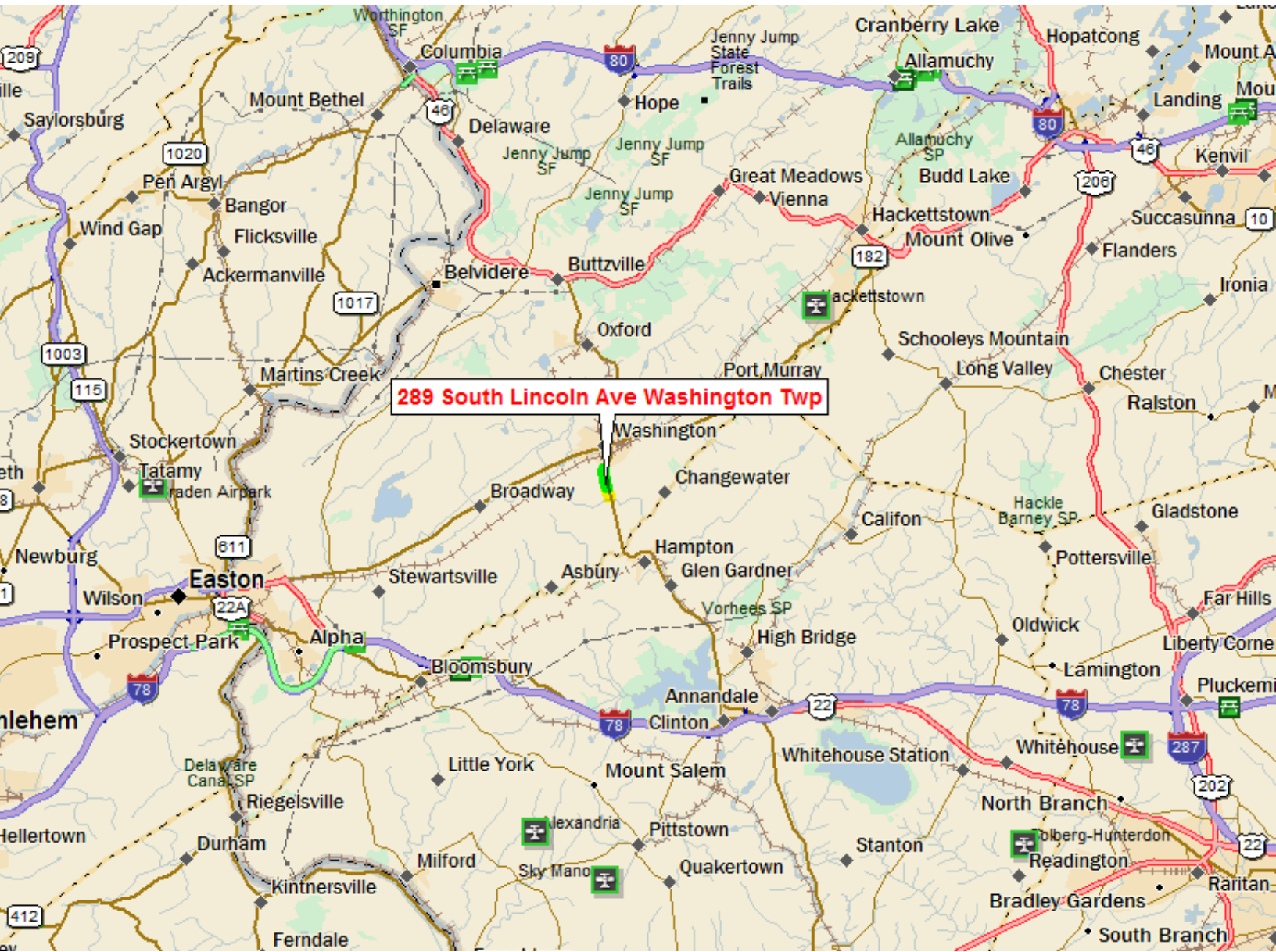
Approved by the Board.  
 Chairman  
 Secretary

# 289 SOUTH LINCOLN AVE WASHINGTON TWP NJ - AERIAL





# 289 SOUTH LINCOLN AVE WASHINGTON TWP NJ - STREET MAP





# 289 SOUTH LINCOLN AVE WASHINGTON TWP NJ - 5 MILE AERIAL

